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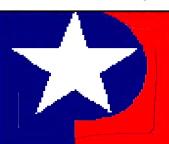
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0013.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
555,300 / 555,300
555,300 / 555,300
555,300 / 555,300
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		DUDLEY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CARNEY JOHN A	
Owner 2:	
Owner 3:	

Street 1:	98 RICHFIELD RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	COSTA STEPHRN J/TRUSTEE -
Owner 2:	GERTRUDE C COSTA REVOCABLE TR -
Street 1:	25 DUDLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains 5,920 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Aluminum Exterior and 1006 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	I
o	INDUSTRIA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use	Description

Use	Description	Code	Fact	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family			5920			Sq. Ft.	Site		0	70.	1.01	11									418,320						418,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5920.000	137,000		418,300	555,300		36678
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	137,100	0	5,920.	418,300	555,400	555,400	Year End Roll	12/18/2019
2019	101	FV	140,700	0	5,920.	418,300	559,000	559,000	Year End Roll	1/3/2019
2018	101	FV	140,700	0	5,920.	280,900	421,600	421,600	Year End Roll	12/20/2017
2017	101	FV	140,700	0	5,920.	268,900	409,600	409,600	Year End Roll	1/3/2017
2016	101	FV	140,700	0	5,920.	245,000	385,700	385,700	Year End	1/4/2016
2015	101	FV	123,400	0	5,920.	197,200	320,600	320,600	Year End Roll	12/11/2014
2014	101	FV	123,400	0	5,920.	176,300	299,700	299,700	Year End Roll	12/16/2013
2013	101	FV	123,400	0	5,920.	167,300	290,700	290,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA STEPHEN J	74284-29	1	3/13/2020		600,000	No	No		Gertrude C Costa dod 4/13/2016
COSTA GERTRUDE	66103-508		9/21/2015	Convenience	99	No	No		
LYNCH MAURICE B	7175-239		8/20/1947	Family	1	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	PH	Patrick H
5/12/2009	Measured	197	PATRIOT
11/6/2000	Hearing N/C		
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT
10/15/1999	Meas/Inspect	267	PATRIOT
11/1/1981		MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 2 - Bungalow				Full Bath: 1	Rating: Average			PDAS.										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 3 - Aluminum				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: WHITE																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1930	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:		Alt %:		Frl:	Rating:			Other										
Jurisdct:		Fact: .		WSFlue: 1	Rating: Average			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDOS INFORMATION				Lower										
Avg Ht/FL: STD				Location:				Totals	RMs: 5	BRs: 2	Baths: 1	HB						
Prim Int Wall: 1 - Drywall				Total Units:														
Sec Int Wall: 8 - Plyw Panel	25 %			Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 5 - Lino/Vinyl				Name:														
Sec Floors:		%																
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 5 - Steam																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wall:	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 055.0-0001-0013.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				